FONTAINEBLEAU MIAMI BEACH



FONTAINEBLEAU

MIAMI BEACH

A LEGACY OF GLAMOUR



The iconic prestige of Fontainebleau is built upon almost 70 years of timeless design, unparalleled service, and forward-thinking experience - emerged from the original vision of legendary architect Morris Lapidus - who explained “Fontainebleau is designed to convey a feeling of delight, to provide a setting, away from home, away from daily cares, just for the pleasure of a great experience.”

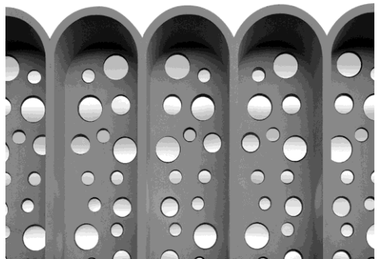








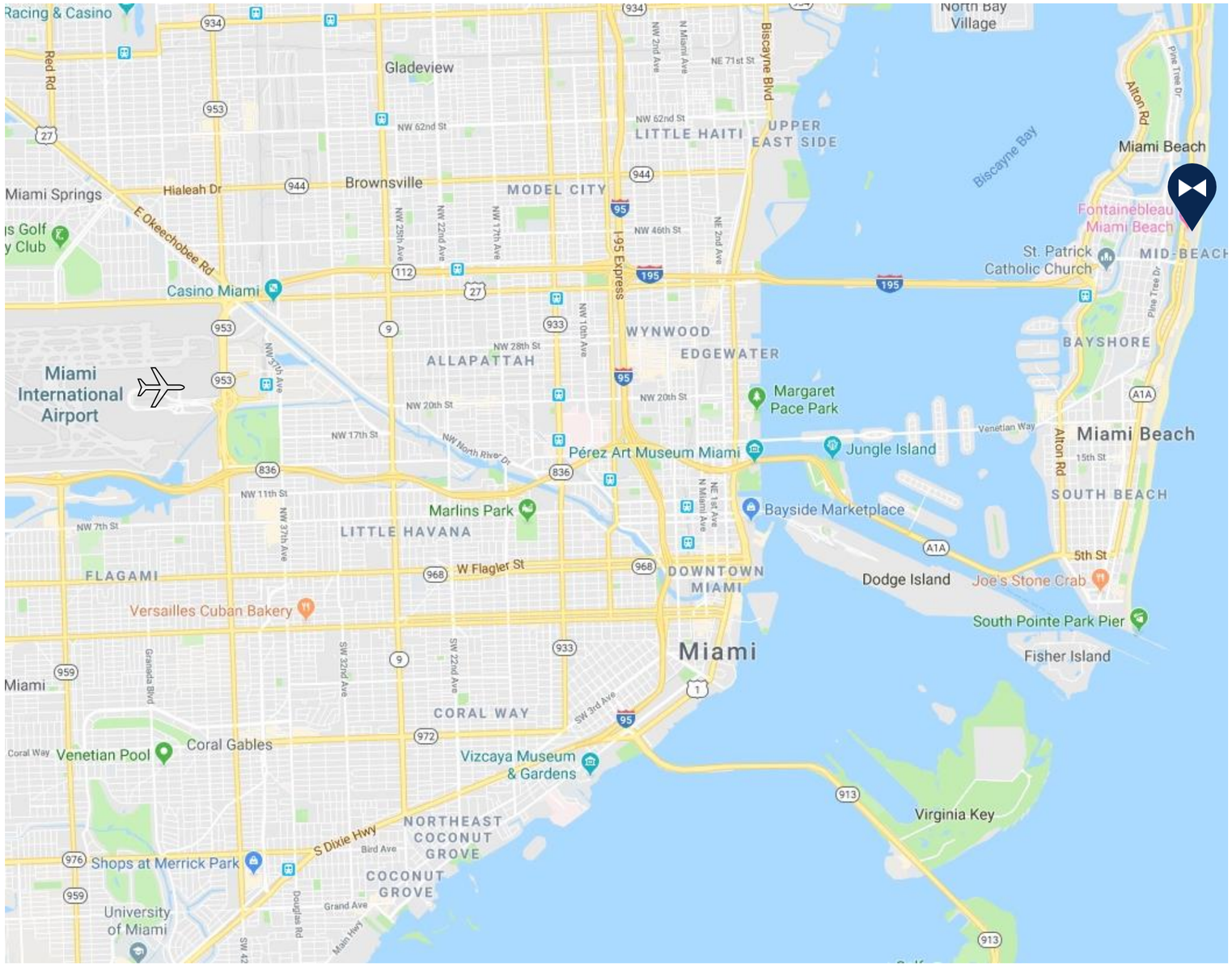




LOCATION

FONTAINEBLEAU MIAMI BEACH

- Oceanfront, at 4441 Collins Avenue, in the heart of Millionaire's Row
- 12 miles from Miami International Airport
- 28 miles from Fort Lauderdale International Airport
- 16 miles away from our private jet center, Fontainebleau Aviation
- Less than 2 miles from the Miami Beach Convention Center
- 1.5 Miles to the South Beach/Art
- Deco District and Lincoln Road Mall
- 7 Miles to the Port of Miami
- 6 Miles to Bal Harbour Shops
- 15 Miles to Aventura Mall
- 8 Miles to downtown Miami & Bayside Marketplace



RESORT OVERVIEW

FONTAINEBLEAU MIAMI BEACH

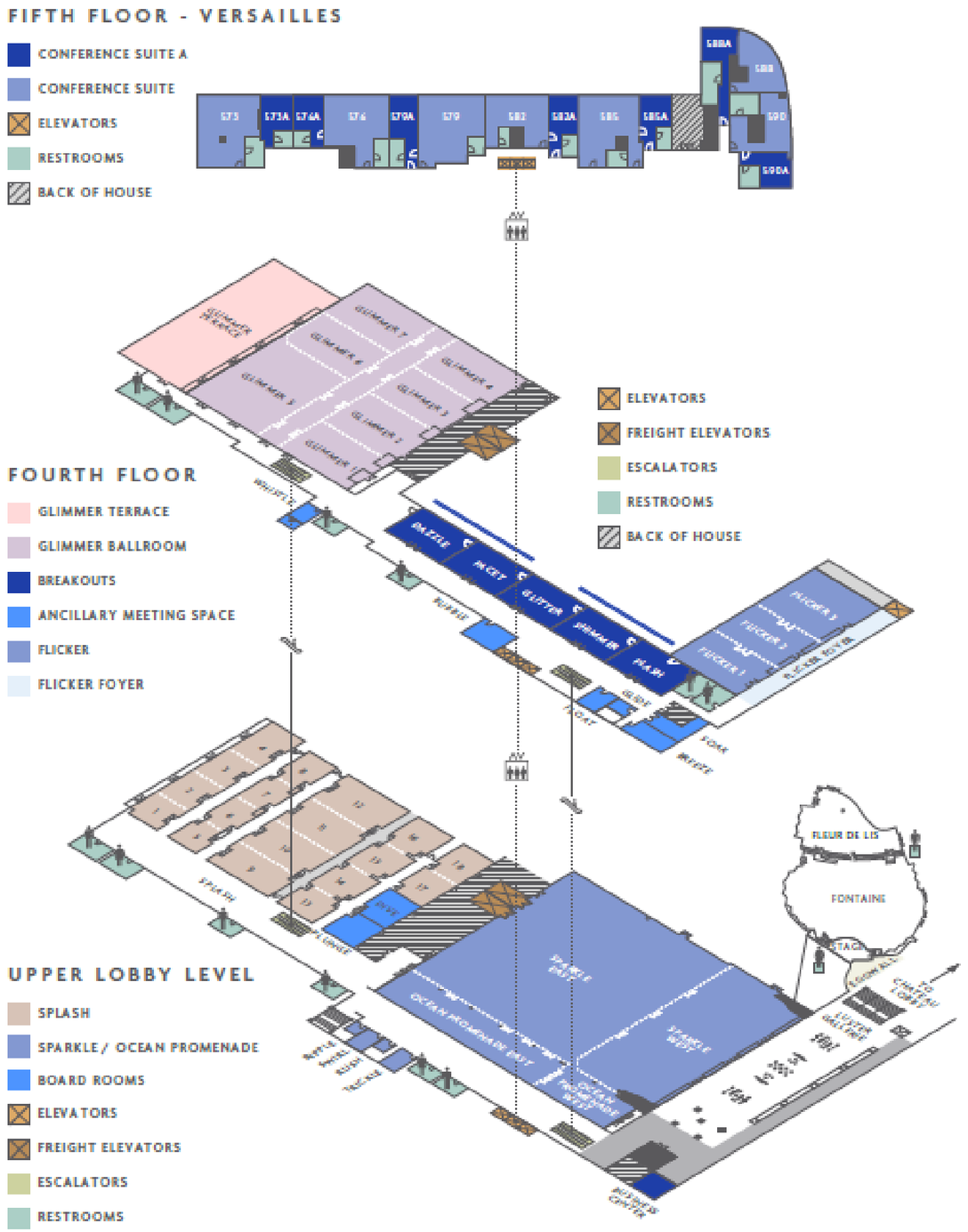


CHATEAU LOBBY



BLEAU BAR





FONTAINEBLEAU CONFERENCE CENTER

3 Ballrooms

Sparkle (31,340 sf)
Glimmer (18,000 sf)
Fontaine/Fleur de Lis (12,221 sf)

Lobby Level

Fontaine/Fleur de Lis is our historic ballroom with a built-in stage, where Frank Sinatra has performed over 400 times!

Upper Lobby Level

Meeting room names have to do with water

Sparkle Ballroom, 18 breakout rooms Splash 1 – 18, Plunge & Dive Boardrooms, and offices

Fourth Floor (one level up from ULL)

Meeting room names have to do with light

Oceanfront **Glimmer Ballroom** & Terrace, 8 breakout rooms: Dazzle, Facet, Glitter, Shimer, Flash, Flicker, and offices

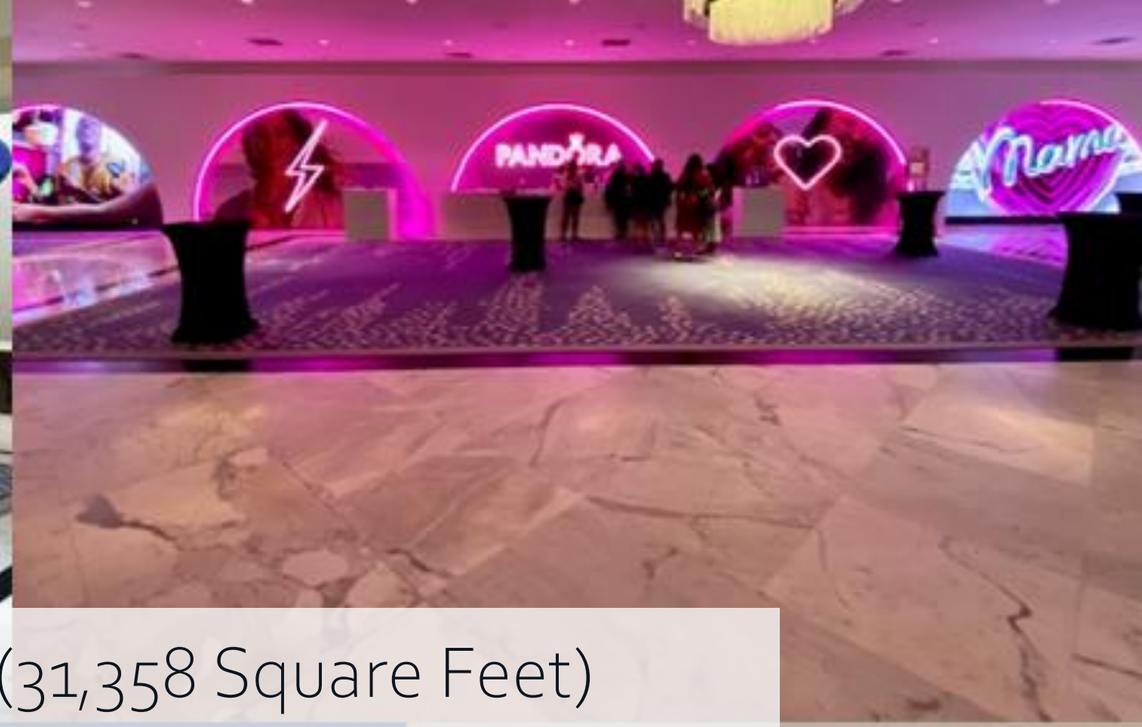
Fifth Floor *(Elevators only)*

Six Conference Suites

SPARKLE BALLROOM (31,358 Square Feet)







SPARKLE BALLROOM (31,358 Square Feet)

LUSTER GALLERIE (Pre-function, 10,067 Square Feet)







GLIMMER BALLROOM (18, 325 Square Feet)





GLIMMER TERRACE (6,786 Square Feet)





FONTAINE/FLEUR DE LIS BALLROOM (12,786 Square Feet)





Pearl Gallerie Pre-Function Space

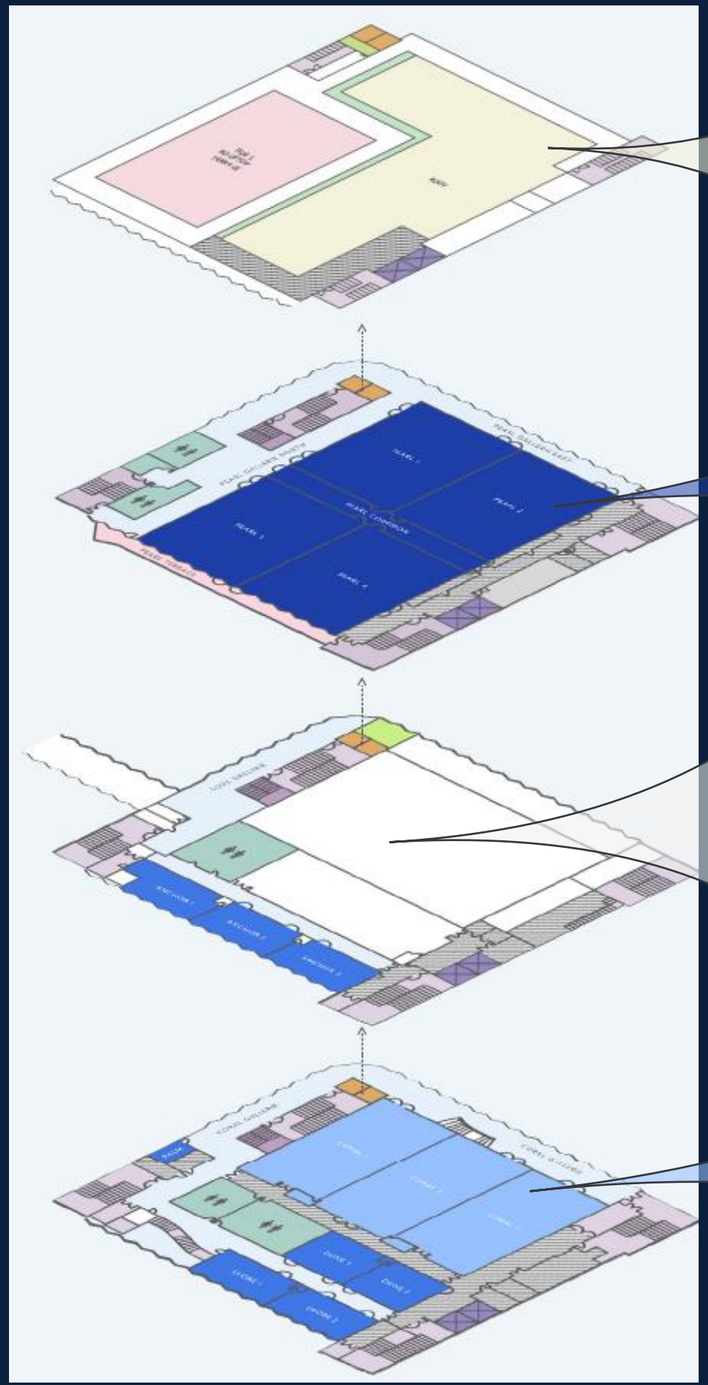
NEW SPACE, NEW IDEAS



The Coastal Convention Center at Fontainebleau Miami Beach offers state-of-the-art conference amenities and is eloquently inspired by the coastal avant garde soiree.

45,000 SF MEETING SPACE
OPENING Q4 2024

COASTAL CONVENTION CENTER



Fifth Floor
Tides Rooftop Terrace

Fourth Floor
Pearl Ballroom features floor to ceiling windows overlooking downtown Miami and the intracoastal

Third Floor
Entrance/Landing from Coastal Sky Bridge
Cove Gallerie, & three small (3) breakout rooms, **Anchor 1, 2, & 3.**

Second Floor
Coral Ballroom, four (4) small **breakout rooms** Dune 1 & 2, Shore 1 & 2, and office/storage room Palm
Features an expansive 4,500 sf pre-function space with views of the intracoastal & downtown Miami.

2 Ballrooms
7 Breakouts
1 Rooftop Terrace
Water views from every floor!

Pearl Ballroom (16,500 sf)
Coral Ballroom (9,500 sf)

Tides Rooftop Terrace (7,0001 sf)
One of a kind event space featuring panoramic views of the Atlantic Ocean/Miami Beach, Collins Ave/South Beach, and Downtown Miami/Intracoastal

Opening in Q4 of 2024!

COASTAL CONVENTION CENTER

LOCATION





COASTAL CONVENTION CENTER

REDERINGS



COASTAL CONVENTION CENTER

REDERINGS











OUTDOOR & UNIQUE SPACES



OCEAN LAWN (8,000 sq ft.)





OCEAN & LACOTE LAWN









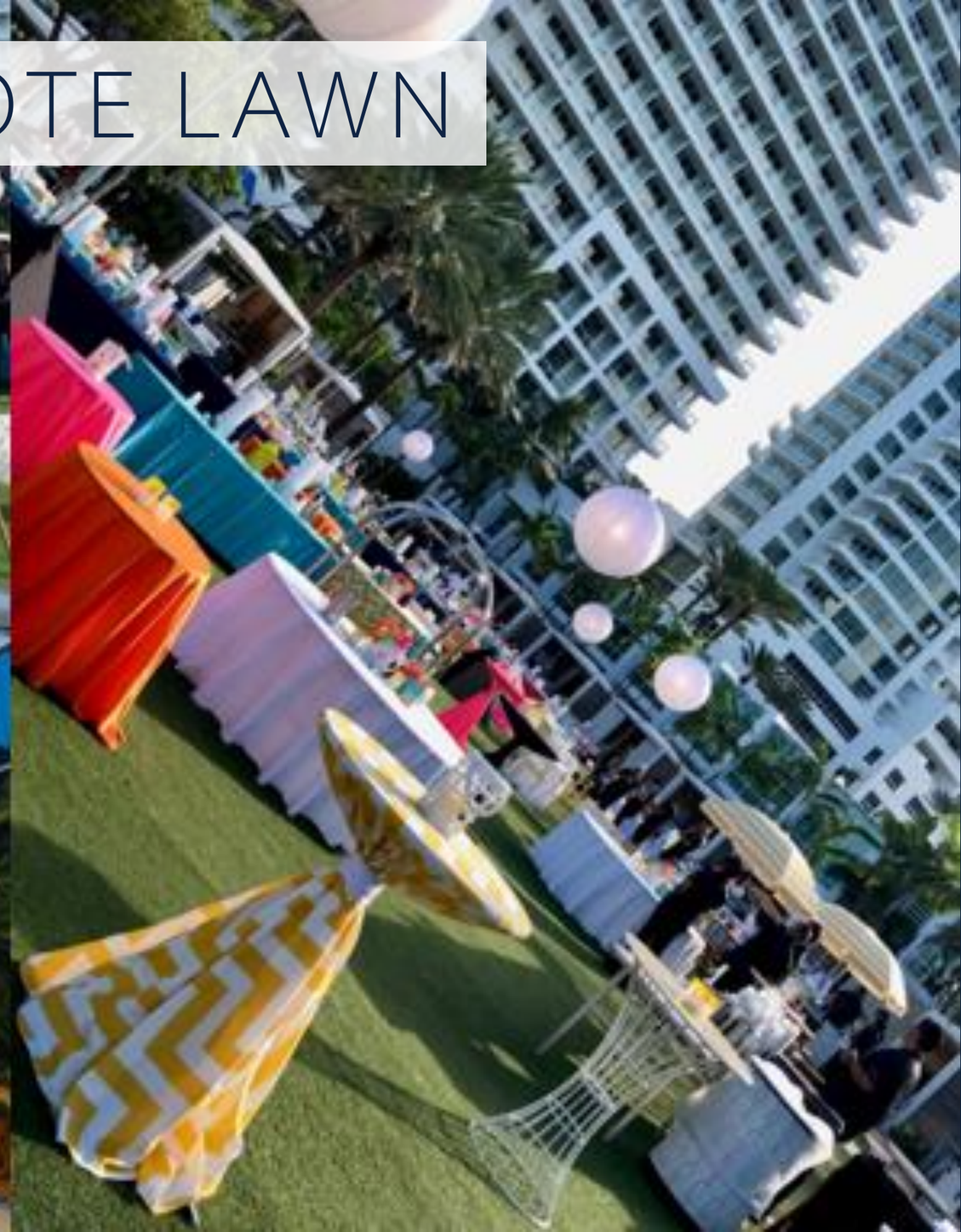




TROPEZ & LACOTE LAWN







FONTAINEBLEAU BEACH









FONTAINEBLEAU BEACH









LIV NIGHTCLUB

- Available for Private Functions
- 22,000 square feet



RECENT & UPCOMING ENHANCEMENTS

2023 – Approximately $26M in Capital Expenditure

- **Guestrooms**
  - (All): New RFID Guestroom Locks, TVs, and Private Bars.
  - Chateau Tower Renovation
  - Tresor Tower Renovation
  - **Conference Space**
  - HVAC upgrade
- **Public Areas**
  - Chez Bon Bon Expansion
  - Italian Restaurant Renovation and new concept, Mirabella.
  - Lobby Area Guest Bathroom complete makeover.
  - Lobby rug Replacement
  - Bleau Bar enhancement (drapery, lighting, landscaping, etc.)
  - Pool Area and Cabana Renovations
  - Marina Renovation

2024 – Approximately $20M+ in Capital Expenditure

- Versailles Guest Room Renovation
- Fontainebleau Conference Space Renovation (scheduled to be completed 10/1/24, to include carpet/lighting/walls)
- Ongoing $80M Coastal Events Center project, opening Q4 of **2024**!

GUESTROOMS

- 1,504 guestrooms, including 735 suites
- Four luxury towers | Two ALL SUITE Towers
- 1 Penthouse Suite, 2 floors, 5 bedrooms
- 3 Presidential Suites



COMPLETE PROPERTY ROOM RENOVATION COMPLETE 2024





SORRENTO RENOVATION



TRESOR RENOVATION











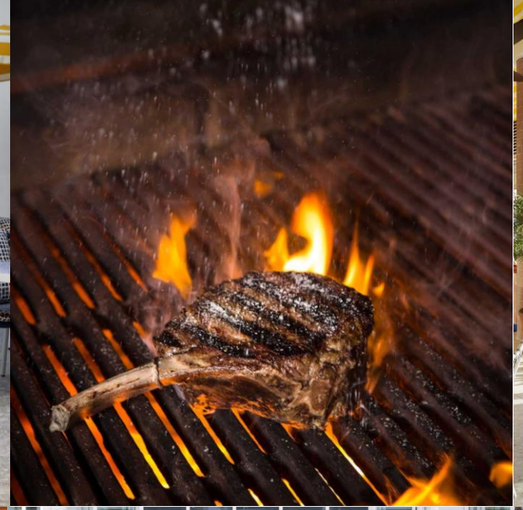


CHATEAU RENOVATION

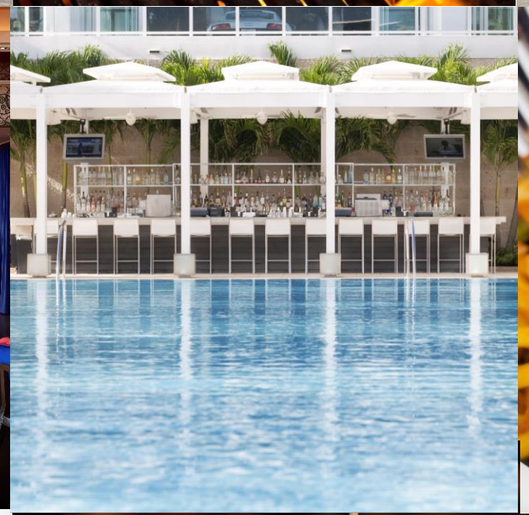




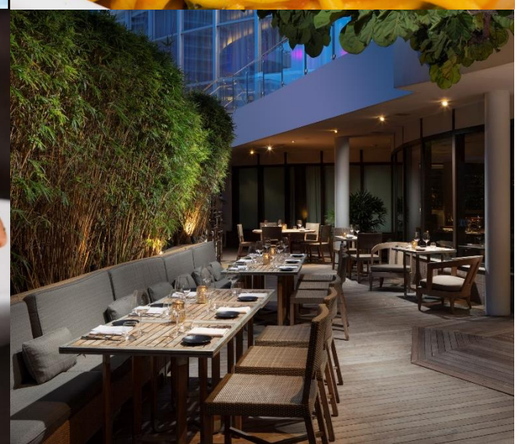










DINING

Total of 12 Dining Venues

Signature Restaurants:
- Prime 54
- Hakkasan
- Mirabella

Private & Semiprivate dining available

Casual Dining Options:
- Arkadia Grill
- VIDA
- Blade
- La Cote
- Chez Bon Bon
- Fresh
- In-Room Dining

Bars & Lounges
- Glow Bar
- Bleau Bar
- LIV Nightclub

lapis™

THE SPA AT FONTAINEBLEAU®

- Two levels, 40,000-square-foot spa
- 30 treatment rooms
- Lapis Hair & Nail Salon
- 5,800-square-foot, master designed Gym
- Co-ed jetted pool and lounge area
- Lapis Water Journey therapies of mist, rain and steam











ACTIVITIES

- 11 Pools with Luxury Cabanas
- Beach with Water Sports
- Marina/Private Yacht Charters
- The Shops at Fontainebleau
- Hertz & Exotic Car Rental
- Private Golf and Tennis Nearby

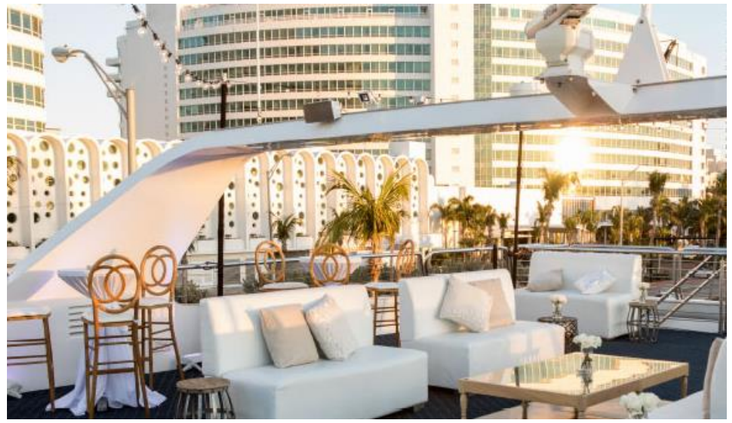
















ONLY AT FONTAINEBLEAU

Fontainebleau's "Only At" curated experiences represent the hotel's extraordinary Food & Beverage culture and cuisine, where considerable effort and expense goes into ensuring guests enjoy the highest quality and freshest ingredients.

- Fontainebleau® Miami Beach is the only hotel in the U.S. to retail their own, customized chocolate, Fontainebleau Sapphire Noir.
- Locker 28, Fontainebleau's onsite beef aging room.
- Water World, Fontainebleau's 3,000-gallon saltwater tanks for ocean to table experience
- Curated wine seminars with vintage samplings at one of our award-winning restaurants.
- Exploring the art of craft cocktails with Fontainebleau's talented mixologists
- Family pastry and chocolate classes & tours with hands-on dessert making and tasting for the whole clan.
- Chef-led pasta classes where guests learn to make Mirabella's iconic spaghetti, ravioli and pasta sauce.
- A diverse range of custom cuisine for our guests' dietary needs to include Indian, Kosher, gluten free, vegetarian, vegan, etc.
- Chez Bon Bon Gelato and Mirabella Pasta made in-house daily









THANK YOU

FONTAINEBLEAU